

Ravalli County Planning Board
Meeting Minutes for January 2, 2008
7:00 p.m.
Commissioners Meeting Room, 215 S. 4th Street, Hamilton, Montana

Public Meeting
Canyon Breeze (Canyon Breeze, LLC) Major Subdivision
Introduction to GIS Land Suitability Analysis

This is a summary of the meeting, not a verbatim transcript. A CD of the meeting may be purchased from the Planning Department for \$5.00.

1. Call to order

Dan called the meeting to order at 7:00 p.m.

2. Roll Call (See Attachment A, Roll Call Sheet)

(A) Members

Mary Lee Bailey (present)
Dale Brown (present)
John Carbin (present)
Dan Huls (present)
Jim Dawson (present)
JR Iman (absent – excused)

Park Board Representative: Bob Cron (present)

(B) Staff

Tristan Riddell
Renee Lemon
Kimberli Conder

3. Approval of Minutes

Dan asked if there were any corrections or additions to the minutes from December 19, 2007. There were none. The minutes were approved.

4. Amendments to the Agenda

There were none.

5. Correspondence

There was none.

6. Disclosure of Possible/Perceived Conflicts

There were none.

7. Public Meeting

(A) Canyon Breeze (Canyon Breeze, LLC) Major Subdivision

(i) Staff Report on the Subdivision Proposal: Presentation by Tristan Riddell

The Canyon Breeze Subdivision is a 14 lot subdivision proposed on 28.75 acres. The proposal is for (14) residential lots. Lots will be served by individual wells and septic systems. No variances were requested with this proposal.

The Planning Department has been working with the Consulting Engineer in regards to the proposed emergency-only access and the possibility of creating a through road.

The Planning Staff recommends that the Canyon Breeze Major Subdivision be approved, based on the findings of fact and conclusions of the law in the staff report and subject to the conditions in the staff report. (See Attachment B, Staff Report for Board of County Commissioners)

(ii) Presentation by Subdivider's Representative

Nathan Lucke of Territorial-Landworks stated that the subdivision meets current zoning requirements and that they agree with the 17 conditions that the Planning Department has set for approval. The developer is thinking that they will contribute a \$500 fee per lot for school, sheriff, and fire. The applicant would like to have an emergency access to the south of the property, but the Planning Department would like to see a connection there. Nathan stated that there are 14 homes south of the property. The applicant has a few concerns over making a connection instead of an emergency access. The first reason is the client does not want to make it a connection. Secondly, the subdivision regulations do not support it. Lastly, if they put in a through connection then they are going to have to pay pro-rata and making it a county road because that subdivision that is south will end up using this road.

Nathan entered a packet (See Attachment C) of letters from various sources that they have contacted to seek approval of this subdivision. Also, new information clause – pro-rata calculations were put into this in case it ends up being full access instead of just an emergency access.

(iii) Acceptance of written public comments to transmit to the Ravalli County Commissioners, and a brief explanation of effective ways for the public to comment on subdivision proposals

(iv) Planning Board deliberation and recommendation on the subdivision proposal

Bob asked if MDOT knew that additional people would be coming up that road.

Nathan stated that yes MDOT is fine with the way the approach permit is written.

Bob also stated his concern with access to Rt. 93 from this area.

Nathan stated that from his understanding there is going to be a frontage road when the highway is re-done.

Jim asked whether any soil percolation tests done on this soil.

Nathan said that no tests were done because of the type of soil it is there is no requirement.

Mary Lee stated that she is concerned with another 14 septic systems being that close to the river.

Nathan said that DEQ has strict state requirements for this issue and this subdivision seems to be passing all of those. He also said that there will be an easement along the western border of lot 4 and east across lots 3 and 11 and also a culvert under the road that would be added.

Dale stated that Brad Magruder stated he wants the water rights and that he would pay for half of fees to install a irrigation pipeline.

Nathan stated that Mr. Kwapy would not be interested in a pipeline but would provide an easement and pay for the culvert.

Dan asked how much volume is available.

Nathan said 20 gallons.

Dale said he was concerned about no bike paths or walkways for kids to get around in the neighborhood.

Nathan said that is why the applicant is trying to keep it a private area.

Renee said that though the proposal meets the regulations the staff is encouraging it to be through access.

Nathan stated that since the proposal is not for a through road, pathways should not be needed.

Bob agrees with cash-in-lieu on behalf of the park board. He also said that he does not like this set up, 1 per 2, it is very cookie-cutter like.

Nathan said that he agreed. Something very different was in the works for this area, but since 1 per 2 it changed.

Dale motioned to approve the proposal with the condition that the applicant speak with the landowner to find appropriate place for easement.

Jim seconded the motion.

Mary Lee said that though she understands why it has to be this way it still bothers her with all the new septic systems in that area.

Jim stated that the soil perks really well, but there is more concern for the shallow wells. He said this is a real problem with the regs.

John said that the \$500 for public health and safety is not enough. That school district is already stretched now, let alone bringing a new subdivision in.

The vote was called; the members voted (4 – 1) to conditionally approve the proposal of Canyon Breeze Subdivision. (See Attachment D, Canyon Breeze Vote Sheet)

(B) Introduction to GIS Land Suitability Analysis

Renee gave a presentation stating what this is and why it is important. (See Attachment E, Countywide Zoning Project – Introduction to the GIS Land Suitability Analysis)

8. Communications from Staff

There was none.

9. Communications from Public

There was none.

10. Communications from The Board

There was none.

11. New Business

There was none.

12. Old Business

There was none.

13. Next Regularly Scheduled Meeting: January 16, 2008 at 3:00 p.m.

- (A) Discussion and Decision on Draft Planning Board Bylaws
- (B) Appointment of Planning Board Member to the Open Lands Board
- (C) Appointment of Planning Board Member to the Streamside Setback Committee
- (D) Appointment of Planning Board President and Vice President

14. Adjournment

Dan adjourned the meeting at 8:45 p.m.